

025.A

0003

0003.2

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

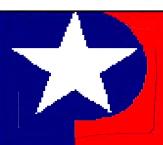
899,000 / 899,000

USE VALUE:

899,000 / 899,000

ASSESSED:

899,000 / 899,000



PROPERTY LOCATION

No	Alt No	Direction/Street/City
50-52		TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #: 2

Owner 1: MCCARTHY SEAN

Owner 2: TIEMESSEN ALANA

Owner 3:

Street 1: 52 TROWBRIDGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HOME HELPERS RE SERVICES LLC -

Owner 2: -

Street 1: 1 GREAT MEADOW RD

Twn/City: NEWBURY

St/Prov: MA Cntry

Postal: 01951

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1915, having primarily Vinyl Exterior and 2128 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv		Full Bath: 2	Rating: Very Good	A Bath:	Rating:												
Sty Ht: 1 - 1 Story		3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:												
(Liv) Units: 1	Total: 1	1/2 Bath:	Rating:														
Foundation: 2 - Conc. Block		A HBth:	Rating:														
Frame: 1 - Wood		OthrFix:	Rating:														
Prime Wall: 4 - Vinyl																	
Sec Wall:	%																
Roof Struct: 1 - Gable																	
Roof Cover: 1 - Asphalt Shgl										Kits: 1	Rating: Very Good						
Color: BEIGE										A Kits:	Rating:						
View / Desir:										Fpl: 1	Rating: Very Good						
GENERAL INFORMATION										WSFlue:	Rating:						
Grade: C - Average																	
Year Blt: 1915	Eff Yr Blt:																
Alt LUC:	Alt %:																
Jurisdct: G19	Fact: .																
Const Mod:																	
Lump Sum Adj:																	
INTERIOR INFORMATION																	
Avg Ht/FL: STD																	
Prim Int Wal 2 - Plaster																	
Sec Int Wall:	%																
Partition: T - Typical																	
Prim Floors: 3 - Hardwood																	
Sec Floors:	%																
Bsmnt Flr: 12 - Concrete																	
Subfloor:																	
Bsmnt Gar:																	
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 15 - H.V.A.C																	
# Heat Sys: 1																	
% Heated: 100	% AC: 100																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:									
SPEC FEATURES/YARD ITEMS				PARCEL ID 025.A-0003-0003.2													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X10	G	GD	1915	50.00	T	30	102			3,500		3,500
19	Patio	D	Y	1	17X12	G	GD	2017	5.11	T	3.8	102			1,000		1,000
More: N	Total Yard Items:	4,500	Total Special Features:					Total:	4,500								
BATH FEATURES				COMMENTS				SKETCH									
Full Bath: 2	Rating: Very Good	A Bath:	Rating:														
3/4 Bath: 1	Rating: Very Good	A 3QBth:	Rating:														
1/2 Bath:	Rating:																
A HBth:	Rating:																
OthrFix:	Rating:																
OTHER FEATURES																	
Kits: 1	Rating: Very Good	A Kits:	Rating:														
Fpl: 1	Rating: Very Good	WSFlue:	Rating:														
CONDO INFORMATION																	
Location:																	
Total Units:																	
Floor: 2 - 2nd Floor																	
% Own: 50.000000000																	
Name:																	
DEPRECIATION																	
Phys Cond: VG - Very Good	4.6 %	Functional:	%														
Economic:	%																
Special:	%																
Override:	%																
Total:	4.6 %																
CALC SUMMARY																	
Basic \$ / SQ: 305.00		COMPARABLE SALES															
Size Adj: 1.14342105		Rate	Parcel ID	Typ	Date	Sale Price											
Const Adj: 0.98990101																	
Adj \$ / SQ: 345.221																	
Other Features: 117747																	
Grade Factor: 1.00																	
NBHD Inf: 1.10000002																	
NBHD Mod:		WtAv\$/SQ:	AvRate:	Ind.Val													
LUC Factor: 1.00																	
Adj Total: 937616		Juris. Factor: 1.00	Before Depr: 379.74														
Depreciation: 43130		Special Features: 0	Val/Su Net: 420.35														
Depreciated Total: 894486		Final Total: 894500	Val/Su SzAd 420.35														
REMODELING				RES BREAKDOWN													
Exterior:	No Unit	RMS	BRS	FL													
Interior:	1	7	3	2													
Additions:																	
Kitchen:																	
Baths:																	
Plumbing:																	
Electric:																	
Heating:																	
General:																	
SUB AREA				SUB AREA DETAIL													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
GLA	Gross Liv Ar	2,128	345.220	734,631													
				Net Sketched Area: 2,128	Total: 734,631												
Size Ad	2128	Gross Area	2128	FinArea	2128												
IMAGE				AssessPro Patriot Properties, Inc													